

Appendix A

Planning Application Documents

Revision 02 – 09 October 2025

Forms and notices

Application form	Full planning permission
Landowner notices	Certificate A completed The applicant is landowner There is no tenant

Plans and drawings

Drawing Number	Drawing Title
Architectural	
S4711-BDN-XX-XX-DR-A-(05)5000 P3	Location Plan
S4711-BDN-XX-XX-DR-A-(05)5001 P4	Existing Site Plan
S4711-BDN-XX-XX-DR-A-(05)5002 P4	Proposed Site Plan
S4711-BDN-XX-XX-DR-A-(05)5003 P4	Proposed Floor Plans
S4711-BDN-XX-XX-DR-A-(05)5004 P5	Proposed Elevations
S4711-BDN-XX-XX-DR-A-(05)5005 P1	Proposed Hard Surfaces Plan
S4711-BDN-XX-XX-DR-A-(05)5006 P1	Proposed Boundary Treatments
S4711-BDN-XX-XX-DR-A-(05)5007 P1	Proposed Site Fixtures
Civil	
S4711-BDN-XX-XX-DR-C-0100	Proposed Levels Plan
S4711-BDN-XX-XX-DR-C-0101	Proposed Drainage Arrangement
Landscape	
[UPDATED DOCUMENT] R/2883/1A	Proposed Landscape Masterplan
[NEW DOCUMENT] R/2883/2A	Proposed Landscape Details Shrub Beds

Reports, Assessments and Statements

Document Title	Author
[WITHDRAWN DOCUMENT] Biodiversity Net Gain Statement UG-3078, 20 June 2025	Urban Green
[NEW DOCUMENT] Biodiversity Net Gain Design Stage Assessment, UG-3078 rev.04, October 2025	Urban Green
[UPDATED DOCUMENT] Biodiversity Metric Calculation, version 4 UG-3078, 08 October 2025	Urban Green
Design and Access Statement S4711-BDN-XX-XX-RP-A-(05)5001 P2 June 2025	BDN
Drainage Strategy S4711-BDN-XX-XX-RP-C-02, Feb 2025	BDN
Ecological and Bat Appraisal UG3078, June 2025	Urban Green
Flood Risk Assessment S4711-BDN-XX-XX-RP-C-01, Mar 2025	BDN
Health Impact Assessment pro-forma Knowsley Council pro-forma, March 2025	Maze Planning
Planning Statement 471-01-PS – 24 June 2025	MAZE Planning Solutions
Site Investigation - Phase 1 Preliminary Risk Assessment S2405/01, October 2024	Spire Geotechnical
Site Investigation – Phase 2 Geoenvironmental Appraisal S2405/02, rev1.1 February 2025	Spire Geotechnical
Site Investigation – Phase 3 Remediation Strategy S2405/03, March 2025	Spire Geotechnical
Social Value Strategy 18462	Fusion 21
Sustainability and Energy Statement 25-E028-002, March 2025	Ensphere
Transport Assessment 1225-TA, March 2025	iTransport Planning
Travel Plan Framework 1225-TP, March 2025	iTransport Planning

Other Documents

Document Title	Author
Heads of Terms S106 Planning Agreement S4711, 14 March 2025	Ryder & Granite Estates Limited